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INTRODUCTION

Preamble

Garden Hill is a beautiful enclave of bungalow, gabled-ell, and kit style homes, many with notable porches, rooflines, and wonderful gardens—hence our name. Pride of ownership rings through a diverse array of homes, some traceable to the turn of the twentieth century, owner-occupied by an equally diverse array of people. We are a community on the rebound, where time and place are respected and treasured.

The Garden Hill Neighborhood Association (GHNA) was founded in 1999, in response to increasing noise, trash, and crime in our area. However, GHNA quickly grew into an organization that works to protect our neighborhood from incompatible development and destruction of historic homes and landmarks, while promoting a safe, livable environment for all residents.

GHNA and the Bloomington Historic Preservation Commission have established the following guidelines for development in the Garden Hill Conservation District that will preserve the historic character of the neighborhood. Our goal is not merely a visually harmonious panorama, but to maintain attractive, affordable homes for those who wish to live close to Bloomington's cultural amenities and places of employment.



History

Because Garden Hill neighborhood is located well over a mile from the town center, the dates of its initial land subdivisions are surprisingly early- in 1906 and 1907. Some well known names, like William A. Fulwider, William N. and James D. Showers, S. Rhorer and Sanford Teter, are associated with its development. Many of the same names occur in the land subdivisions of Prospect Hill in the early 1890s.

Before many Garden Hill homes were constructed, there was Showers Park, a roughly four-block area between Dunn and Lincoln and 14th and 16th Streets where Bloomingtonians flocked for baseball games at the turn of the 20th century. Physically, this spot was the highest point in the area and was equipped with playing fields, fences and bleachers. Local residents came out to see "The Showers Specials," a company team sponsored by the Showers furniture company. The ballpark was later subdivided for some of Garden Hill's first homes

In 1907 the city edge, defined by Seventeenth Street, was defined only by a few scattered home sites. Individual homesteads, like the Free Classic pyramidal cottage at Dunn and 14th, probably pre-date the formal subdivisions. Garden Hill is distinctive because of the range of its contributing architecture over at least 70 years. Garden Hill is a unique neighborhood among those classified as historic. Construction took place over a longer time frame and incorporated a broader range of styles than in other core neighborhoods. The district is bracketed by two commercial corridors, Walnut and to a lesser extent, Dunn Street.

Historically there was a small African American enclave near the Pentecostal Mission in the 1920's. This community, most of whom worked at the Showers factory, named the area "Cherry Hill" and as the church grew, the name Cherry Hill Christian Center was affixed to the congregation. The local Negro baseball league had a field nearby where George Shively played. Shively, who resided in Bloomington, was later a fixture with the Indianapolis ABC's.

City directories show that residents of the neighborhood were largely working class carpenters, laborers, teamsters and mechanics. But the architec-

ture of Garden Hill is more complex, ranging from small working-class cottages to a single majestic brick four square built by Stephen Hupp, who was identified simply as a carpenter. The common characteristics are of scale rather than form, since the forms range from 1950s limestone ranches to very early gabled-ells.

The intent of a conservation district is to regulate large scale changes in a neighborhood. The Bloomington Historic Preservation Commission reviews only three things within the district: the demolition of properties, new construction and moving a building. Each demolition of a building or accessory structure is reviewed with input from the neighborhood association. Design guidelines are provided to assist in the construction of appropriate new buildings. The guidelines also monitor the movement of houses into and out of the district. A conservation district does not cover modifications to existing houses and other structures unless they are to be moved or demolished. It is much less strict than a full historic district.

Scope of Design Guidelines

The greater part of the Garden Hill neighborhood is zoned Residential Core (RC) which permits only single family style homes. There are a handful of properties located in the Commercial Zoning (CG), which is a substantially more permissive classification. The following guidelines are adapted to preserve the small footprint traditional homes in the area and to ensure that new construction adequately maintains the scale, density, and atmosphere that are conveyed by the historic properties.

TRADITIONAL HOUSE FORMS

The area included in the Garden Hill Conservation District displays housing forms and styles primarily constructed from the 1890s through the 1960s. The forms that predominate are familiar in Bloomington's core neighborhoods generally and they illustrate patterns of working class culture. Garden Hill's housing reflects a greater range of styles including later traditional ranches rare in neighborhoods closer to downtown. Each historic form is associated with characteristic placement on a lot, setbacks, heights and roof shapes, but these patterns can be influenced by existing grades, setbacks and other irregularities. The Design Guidelines are fashioned to accommodate the many scenarios in Garden Hill. It is also the aspiration of the GHNA to enhance the neighborhood, by insisting on quality design and materials.



GABLED-ELL

The gabled-ell form, the earliest used in Garden Hill, has a cross-gabled plan with a front porch stretched across the intersecting gables. One of the gables is placed parallel to the street. There are two entrances, with doors on each of the

plane much like a ranch. Sometimes the house is located on an alley with the long side appearing perpendicular to the street. This form is scattered throughout Garden Hill. Because of its scale and height it fits well beside the bungalow form

BUNGALOW

The bungalow form is usually a single story but can have living space on the second floor with dormer windows providing light. Variants may have different roof shapes or dormer locations but all have a generous front porch. The front porches commonly stretch across the entire front façade. They may be covered by a gable or a hipped roof. Garden Hill has several groupings of classic bungalows; some are located in clusters on Sixteenth. The roof shapes are simple and the houses



are small and compact in scale.

RANCH STYLE

Sometime after World War II, Americans revisited ways to integrate outdoor amenities into a floor plan. In the 1920s that was the motivation behind the design of bungalow front porches and open sleeping rooms. By the 1950s, the ranch style was ubiquitous. It utilized large “picture” windows and sliding doors, patios and porches to reach out into its environment. Generally, the style is characterized by

horizontality enforced by low pitched roofs, wide eaves, and rambling rooms. Natural materials, like red wood and stone, are used on the exterior. Many ranches have large stone chimneys that become a primary architectural feature on



the exterior as well as an anchor to the interior space. In Garden Hill, ranch forms are still reflective of the relatively smaller living space prevalent in the neighborhood. New construction in the ranch style is encouraged to include the unique windows, openings and floor plans that distinguish the style.

The Ranch form may be more difficult to build new than the other forms. Bungalows and Gabled-ells have been reproduced successfully by local architects and builders. There are few examples of a ranch built in the last two decades. The dimensional requirements of the form's windows and trusses have not yet been mass produced. This may drive up costs.

These descriptions are not intended to discourage creativity but to suggest the broader forms that may be compatible with existing residences.

NEW CONSTRUCTION IN A CONSERVATION DISTRICT

Ideally a new building in a Conservation District should fit seamlessly into the fabric of the neighborhood. The continuity of a neighborhood street as seen from the sidewalk should be consistent with the historic forms already on the street. In the pages that follow, the guidelines in this booklet present a simple outline of ways to analyze the scale and placement of a building on a lot. But there are also



small details of design that make a new building look more traditional. Some of these are as modest as the width of framing around windows or the use of cement board rather than vinyl siding. The GHNA wants to ensure the quality and compatibility of infill by explaining the details that add value in a traditional setting.

OPENINGS

With the success of mass construction retailers, the size of inexpensive windows and doors have been standardized. To a great extent, the look of most new construction is determined by where the materials are purchased. This standardization has not been good for traditional and historic neighborhoods, in which the newly purchased window sizes are often much smaller than original sizes. Paying attention to the proportion of openings in a front wall can help blend new construction into the streetscape.

OTHER FRAMING DETAILS

Other characteristics that distinguish traditional architecture are small details in framing like drip caps or skirt boards covering the sills. In new subdivisions, frequently built with vinyl siding, the windows frames are very narrow if they are articulated at all. The width of the window frame is a small and inexpensive way to make a building fit in. Often a paired window detail in a prominent place on the façade creates more of a traditional look than a single window. The houses in Garden Hill are modest in size and architectural detail, but they are still more detailed than equivalent houses built in the 1980s and 1990s. A simple vertical corner board or a wider course of framing separating the gable from the first floor can be a way to distinguish new construction in a traditional neighborhood.

PORCHES

Perhaps no other detail so characterizes Garden Hill as the presence and rhythm of porches on the street. In the recent past, porches have been reduced to small receiving areas. In neighborhoods like Garden Hill they can be considered generous additional living space. Porches define the culture of an older neighborhood as well as how it looks. Reproduction columns and supports are now readily available.

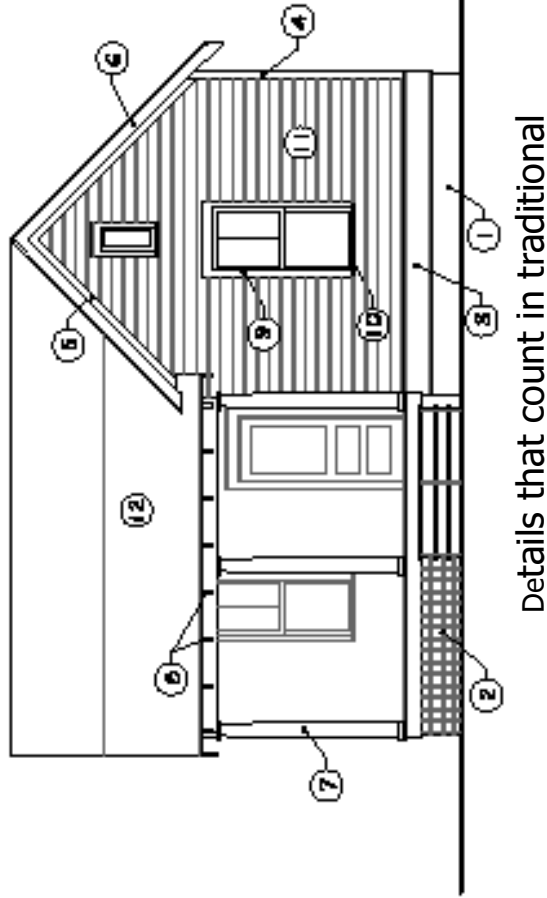
FENCES

Fences are not regulated in a Conservation District but an inappropriate fence can deface the streetscape. Wooden and vinyl privacy fences (including stockades, basket weave and split rail) are relatively modern styles of fencing and should be hidden in rear yards, if used.

GARDENS

Garden Hill is a core neighborhood that is serious about its gardens. A culture of gardening has grown up, with neighbors harvesting food as well as growing ornamentals, sharing food preservation recipes and heirloom seeds. Gardens and landscaping range from modest to elaborate, assisted by the narrow, deep lots. Remnants of orchards can be found, including cherry trees, after which the neighborhood was long known as Cherry Hill.

1. Split-faced foundation, where exposed
2. Lattice underpinning on porch
3. use orthogonal grid pattern
4. Painted skirt board
5. Painted corner trim
6. Painted cornice frieze board
7. Painted fly rafter
8. Painted columns
(Tuscan order, square box, or turned)
9. Painted exposed rafter tails
10. Painted window/ door trim
11. Painted window sill
12. Painted siding
13. Shingle roof



Garden Hill Neighborhood Historic Housing Styles and Forms

Bungalows 1910-1930

These are single story houses characterized by large front porches extending across the entire façade, and usually having a single door. Bungalows almost always have small rectangular footprints.

Western Style

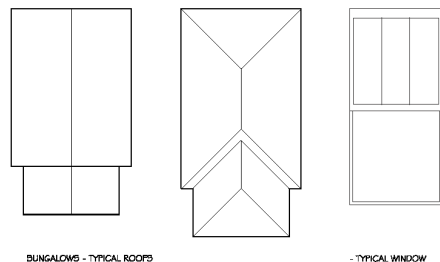


California Style



Kit homes are small, well-designed homes with interesting details like clipped gables, unique porch treatments and paired windows

Kit Homes 1915-40



BUNGALOWS - TYPICAL ROOFS

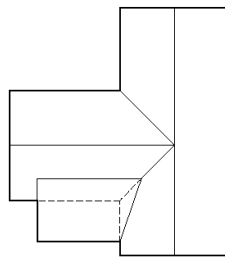
- TYPICAL WINDOW

The Rodessa

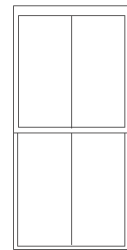
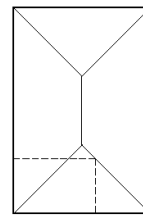
Garden Hill Neighborhood Historic Housing Styles and Forms

Gabled-ell 1890-1915

This early form has two intersecting gables with a shed front porch connecting the two wings, There are two front doors. There is also a pyramidal form with the porch cut out beneath. This form is common to Prospect Hill and Garden Hill.



GABLE ELL - TYPICAL ROOFS



TYPICAL WINDOW

Ranch style

Simple Gabled-ell



The classic limestone ranch expresses horizontality, has tripartite picture windows and ribbon windows. The chimney is prominently placed.

Traditional Lot Construction Garden Hill Neighborhood



Gabled—ell Form

Lot size 50x132" 6600 sq. ft.
Building footprint: 1233 sq. ft.
Front setback: 8 feet
16th Street



LOT DEPTH AND LOT SIZE

Garden Hill Lots are deeper and narrower than the average city lot, making them attractive for backyard gardening.

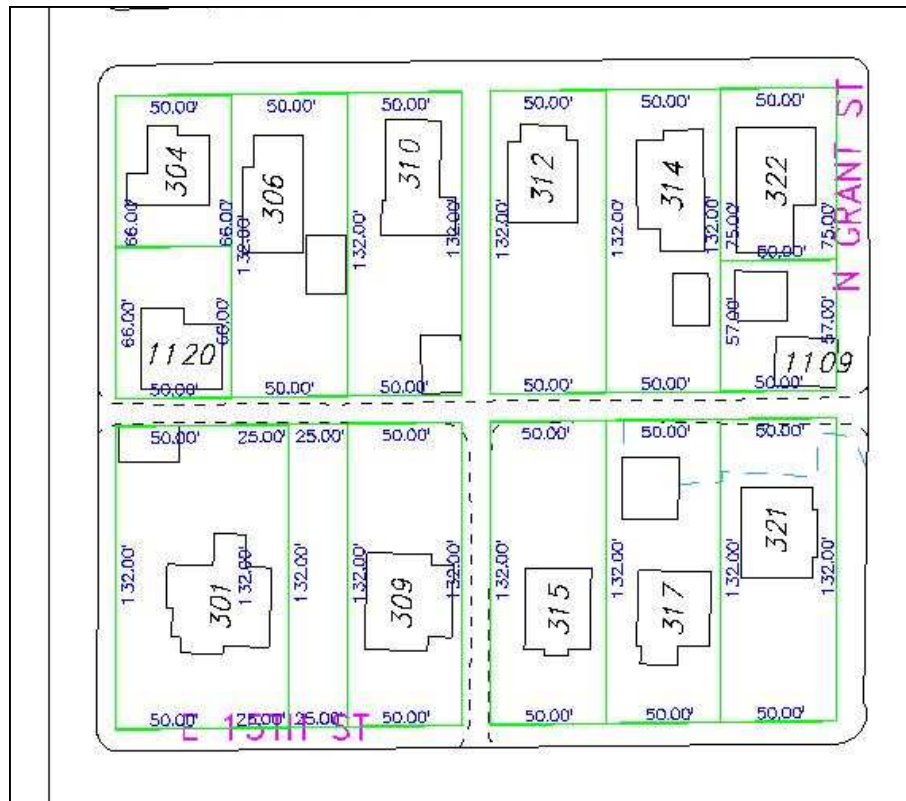


Bungalow House Form

Lot size 56x132' 7392 sq. ft.
Building footprint: 1620 sq. ft.
Front setback: 12'



132' is the average depth of a Garden Hill lot.



Neighborhood Density
 2.456 acres [identified in box]
 19 buildings
 7.73 units/acre



STANDARDS FOR NEW CONSTRUCTION

The purpose of these Guidelines is to present flexible approaches to appropriate design in the Garden Hill conservation area. The goal is to harmonize new buildings with the historic fabric that remains. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result.

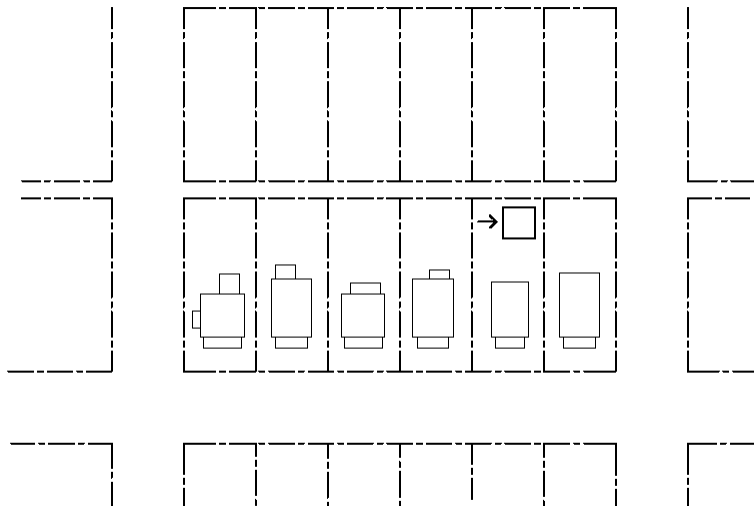
CONTEXT FOR NEW CONSTRUCTION

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context. Therefore, the most important first step in designing new construction in any conservation district is to determine just what the context is. “Contributing” properties are important to the density and continuity of the historic neighborhood, but are not individually outstanding or notable. These classifications will be available on-line. Each property in the Garden Hill Study Area is described.

Every site will possess a unique context. This will be comprised of the “contributing” buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

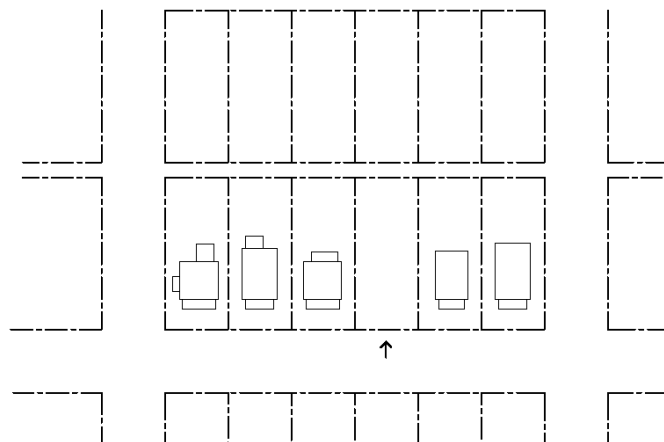
Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. **DEVELOPED SITE.** A site upon which there is already an existing historic primary structure. New construction usually involves the construction of an accessory building such as a garage.



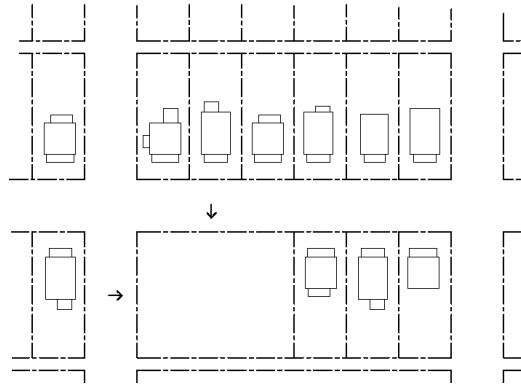
Context. New construction must use the existing historic building as its most important, perhaps only, context. It should not overwhelm in scale or proportion.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.



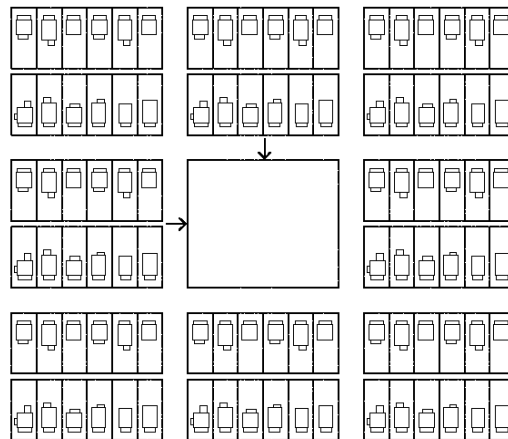
Context. The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

3. LARGE SITE This is usually a combination of several vacant lots, often the result of previous demolition.



Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

4. **REDEVELOPMENT SITE.** This site may consist of four or more contiguous vacant lots. Often there is much vacant land surrounding the site. This scenario is unlikely to occur in Garden Hill unless many demolitions are approved.



Context. The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

PRIMARY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL:

All construction of primary buildings is subject to review and approval by the Bloomington Historic Preservation Commission (BHPC).

Definition: A primary building is a building or accessory structure occupying a lot. Buildings less than 80 square feet need no approval.

GUIDELINES

The following guidelines relate to the construction of any new primary building. They are enforceable by the BHPC and are subject to its review and approval by application for a certificate of appropriateness. These guidelines are less comprehensive and less restrictive than for a Historic District.

MATERIALS

Definition: The visual, structural, and performance characteristics of the materials visible on a building exterior.

RECOMMENDED

1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
1. When hardboard or concrete board siding is used to simulate wood clap board siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
3. Brick, limestone, clapboard, cement board, wood, shingles and stucco are appropriate materials.

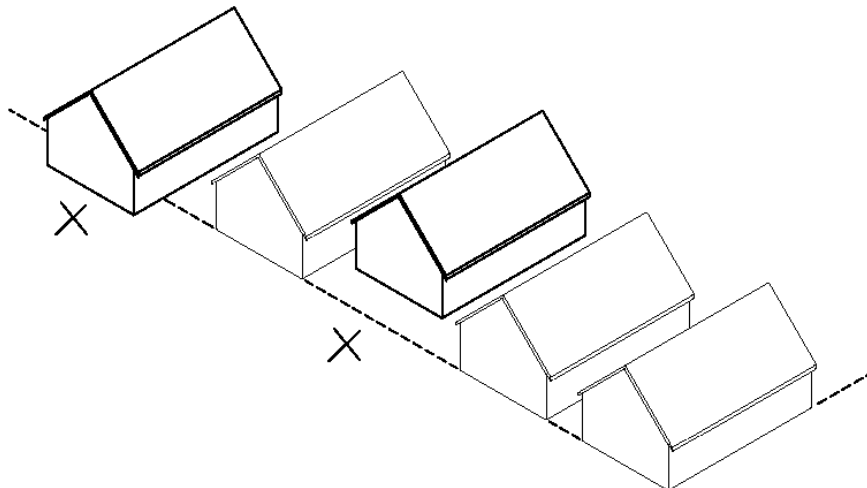


SETBACK

Definition: The distance a building is set back from a street, alley or property line.

RECOMMENDED

1. A new building's setback should conform to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. On corner sites, the setbacks from both streets must conform to the context.
3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

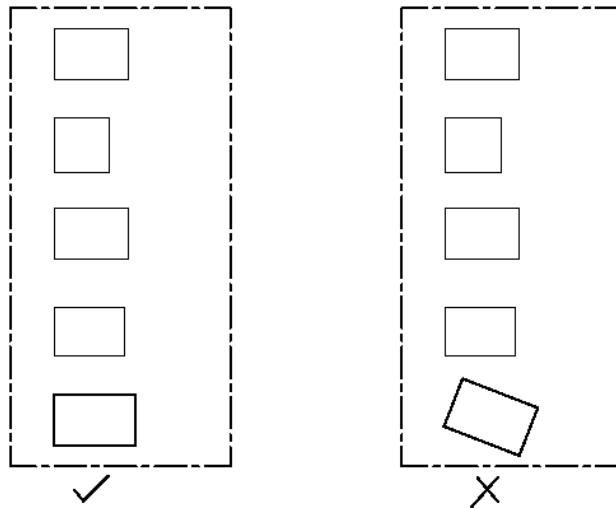


ORIENTATION

Definition: The direction that a building faces.

RECOMMENDED

New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (See Introduction for information about the traditional forms in the neighborhood.)



BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

RECOMMENDED

Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

SPACING

Definition: The distance between contiguous buildings along a block face.

RECOMMENDED

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

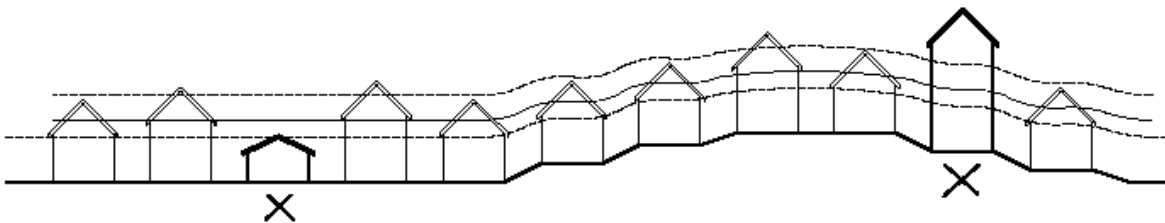
BUILDING HEIGHTS

Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

NOTE: In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.

RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform Heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights in the same block Face should be considered when determining the appropriate range.
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

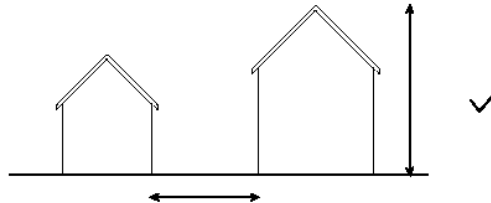
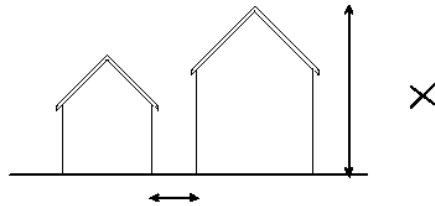
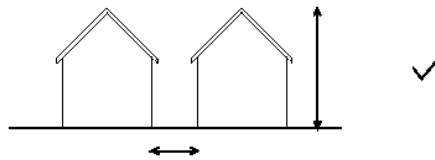


BUILDING HEIGHT/ SIDE SETBACK

Definition: The relationship between the height of the house and the distance between them

RECOMMENDED

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.



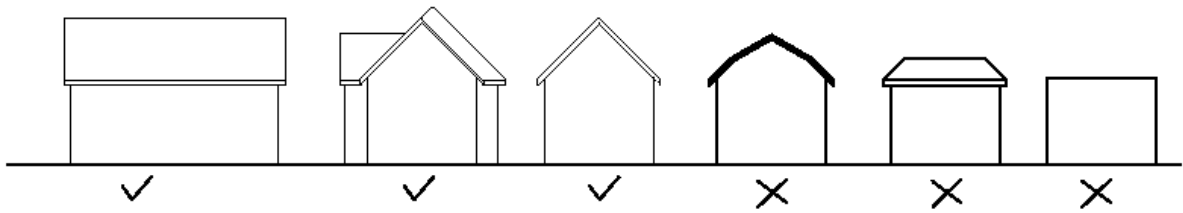
BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

RECOMMENDED

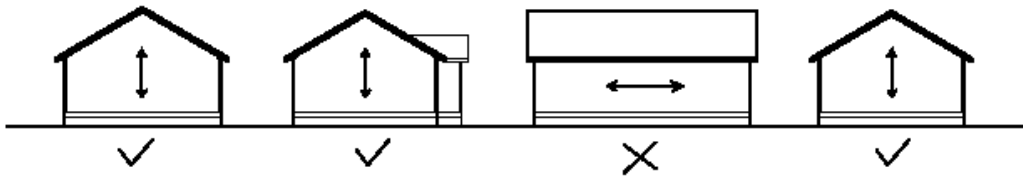
1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

Roof Shape



2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Directional Orientation



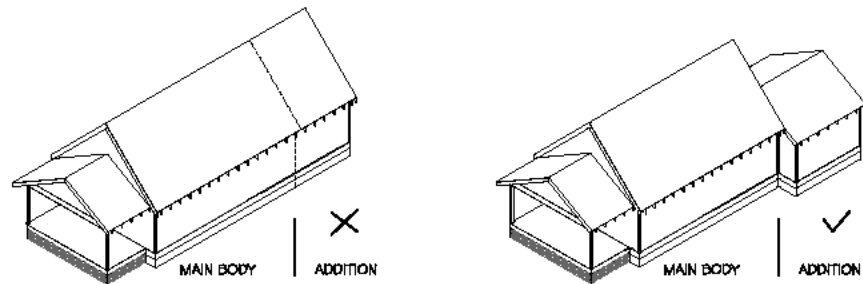
MASS

Definition: The three dimensional outline of a building. Depending on the block face, buildings in Garden Hill may reflect the traditional horizontal mass of the gabled-ell or the more vertical projection of the bungalow form. See the architectural description of traditional forms provided in the introduction for guidance.

RECOMMENDED

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.

2. The massing of the various parts of a new building should be characteristic of surrounding buildings.
3. Observe massing of Building parts.

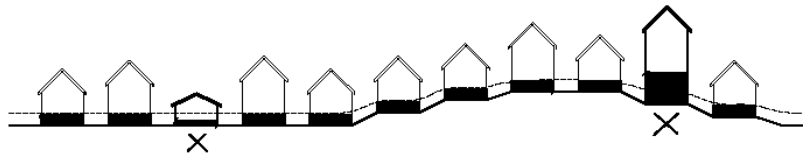


FOUNDATION/ FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the first floor living space.

RECOMMENDED

New construction first floor elevation and foundation height should be consistent with contiguous buildings.



FENESTRATION

Definition: The arrangement, proportioning, and design of windows, doors and openings.

RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to

conflict with the basic fenestration pattern in the area.

3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.



4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

ACCESSORY STRUCTURES

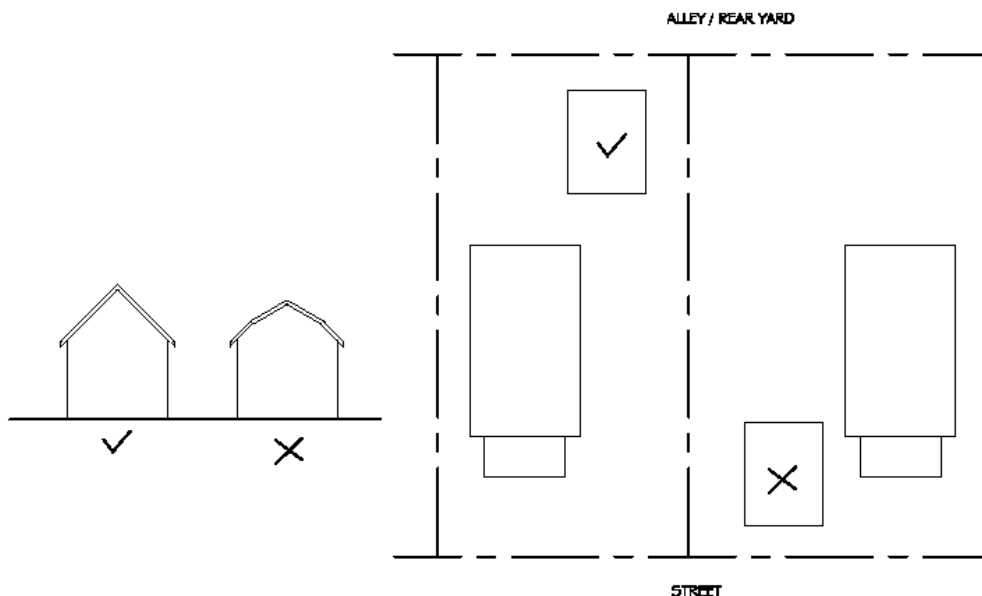
SUBJECT TO REVIEW AND APPROVAL:

All structures greater than 80 square feet.

Definition : Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines:

RECOMMENDED

1. New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern



2. New structures should be placed, where possible, in a subordinate position and to the rear of the primary building on the lot.
3. New accessory structures should be proportionately smaller both in height and size of footprint than the principal historic buildings on the lot.

OTHER ISSUES

UTILITIES & EQUIPMENT

Definition: Any utilities that might be above ground and

visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment).

RECOMMENDED

Mechanical equipment, such as permanent air conditioning equipment and meters should be placed in locations that have the least impact on the character of the structure and site and the neighboring buildings.

PARKING

Definition: Locations for overnight storage of vehicles

RECOMMENDED:

1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.

STYLE AND DESIGN

Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

1. No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility.
3. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.

STANDARDS FOR MOVING BUILDINGS

Existing historic buildings in the Garden Hill Conservation District should not be moved to other locations in the district. The moving of a historic structure should only be done as a last resort to save a building. It may be considered when its move is necessary to accomplish development so critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance, its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

SUBJECT TO REVIEW AND APPROVAL

Moving any building within the Conservation District or moving any building into or out of the Conservation District

GUIDELINES

The following guidelines are enforceable by the BHPC and are less comprehensive and less restrictive than for a Historic District.

RECOMMENDED

1. The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale, and era.
2. Small noncontributing storage buildings (under 200 square feet) in backyards may be moved without review. Contributing accessory buildings require review according to guidelines for compatible new construction.

STANDARDS FOR DEMOLITION

A certificate of appropriateness must be issued by the Bloomington Historic Preservation Commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building in the Garden Hill Conservation District. This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition.

SUBJECT TO REVIEW AND APPROVAL

Demolition of primary structures within the boundaries of the conservation district or demolition of contributing accessory buildings

GUIDELINES

The following guidelines relate to the above actions and they are enforceable by the BHPC. These are the same guidelines as those for historic districts.

DEMOLITION DEFINITION

Demolition shall be defined as the complete or substantial removal of any structure which is located within a historic district. This specifically excludes partial demolition as defined by Title 8 "Historic Preservation and Protection."

CRITERIA FOR DEMOLITION

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to public safety as interpreted from the state

of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.

2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.
5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The HPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The process for this is described in Title 8.

PROCEDURES FOR THE REVISION OF THE GARDEN HILL CONSERVATION DISTRICT DESIGN GUIDELINES

It may become necessary to revise sections of these guidelines within the context of the state enabling legislation. In this event then:

1. The Garden Hill Neighborhood Association (GHNA) will draft a change
2. The change will be advertised through the GHNA's traditional information methods: e-mails and newsletters.
3. After advertisement, the change will go to the Bloomington Historic Preservation meeting for a public hearing and approval.

For more information and assistance call the Housing and Neighborhood Development office at 349-3507.

A Certificate of Appropriateness application form is available to download at:

Bloomington.in.gov/certificate_of_appropriateness

